HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Windsor CMA

Date Released: Fourth Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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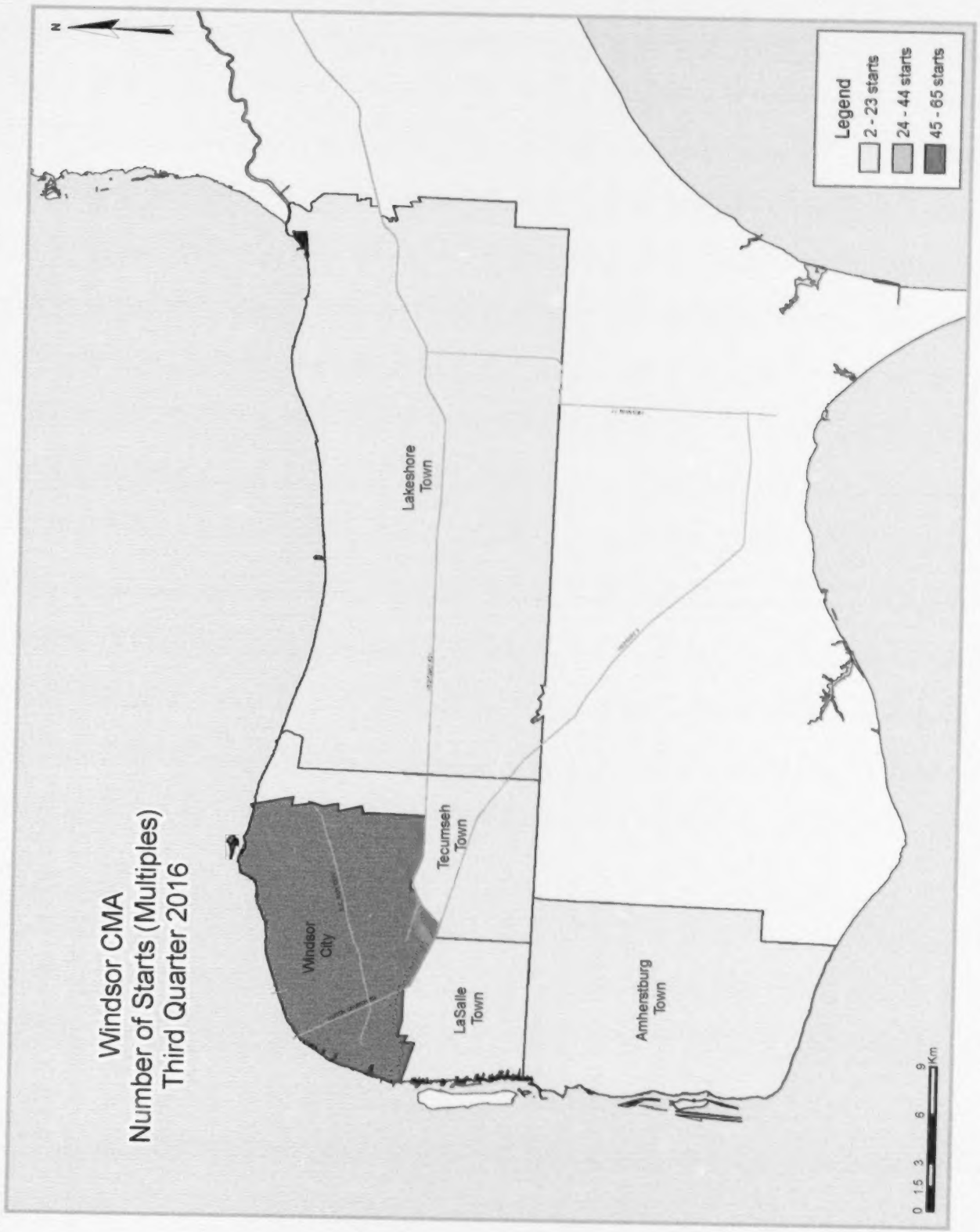
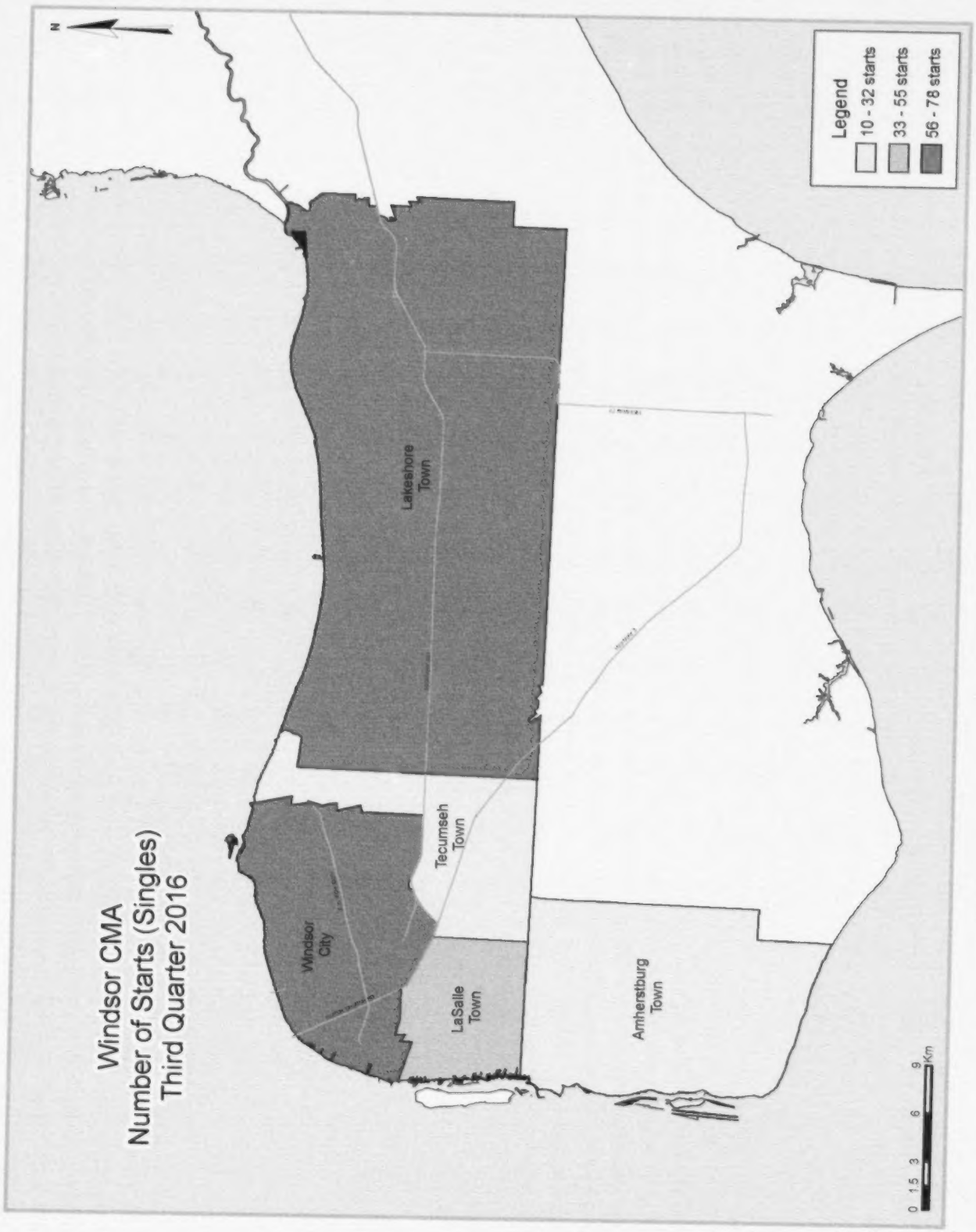
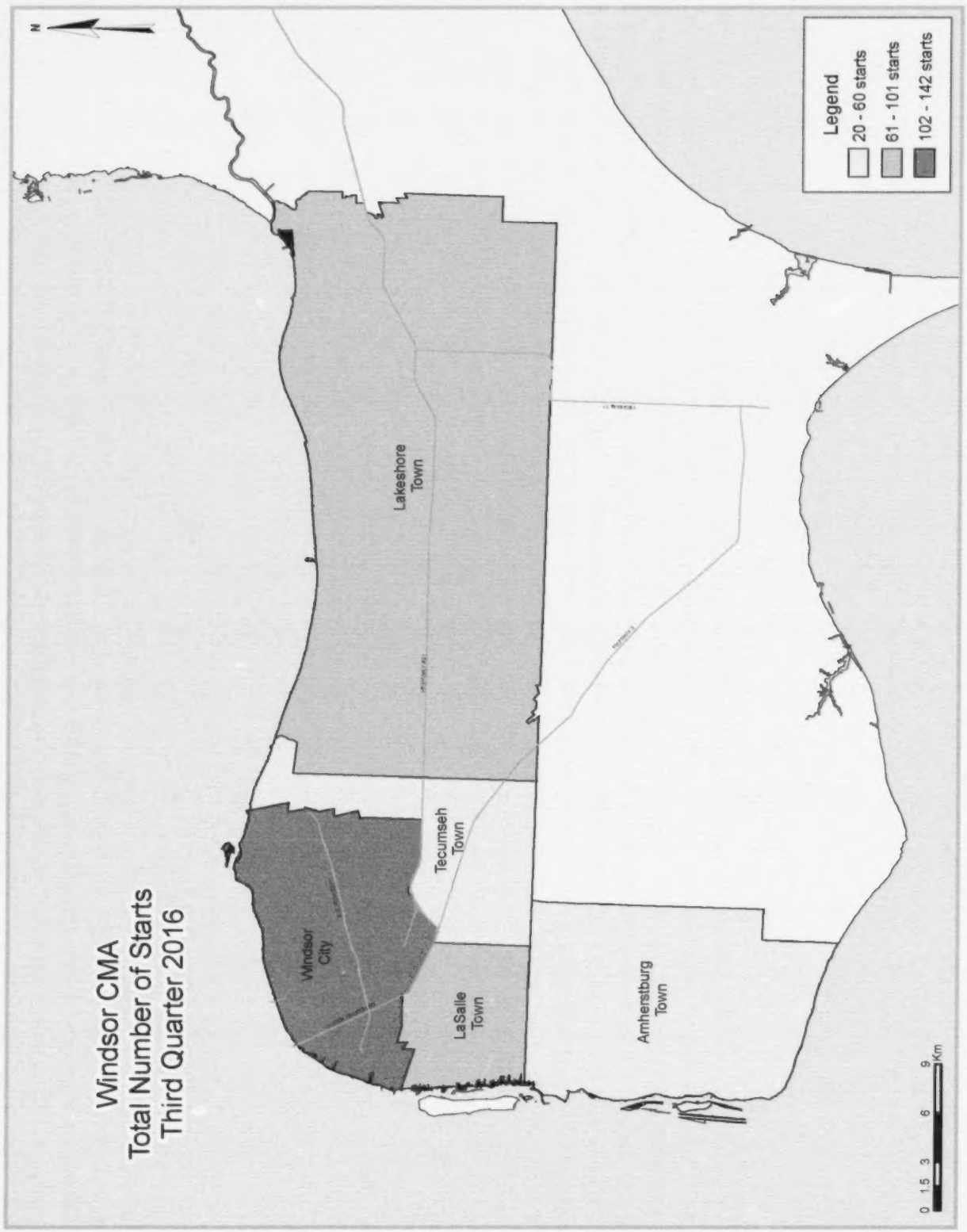
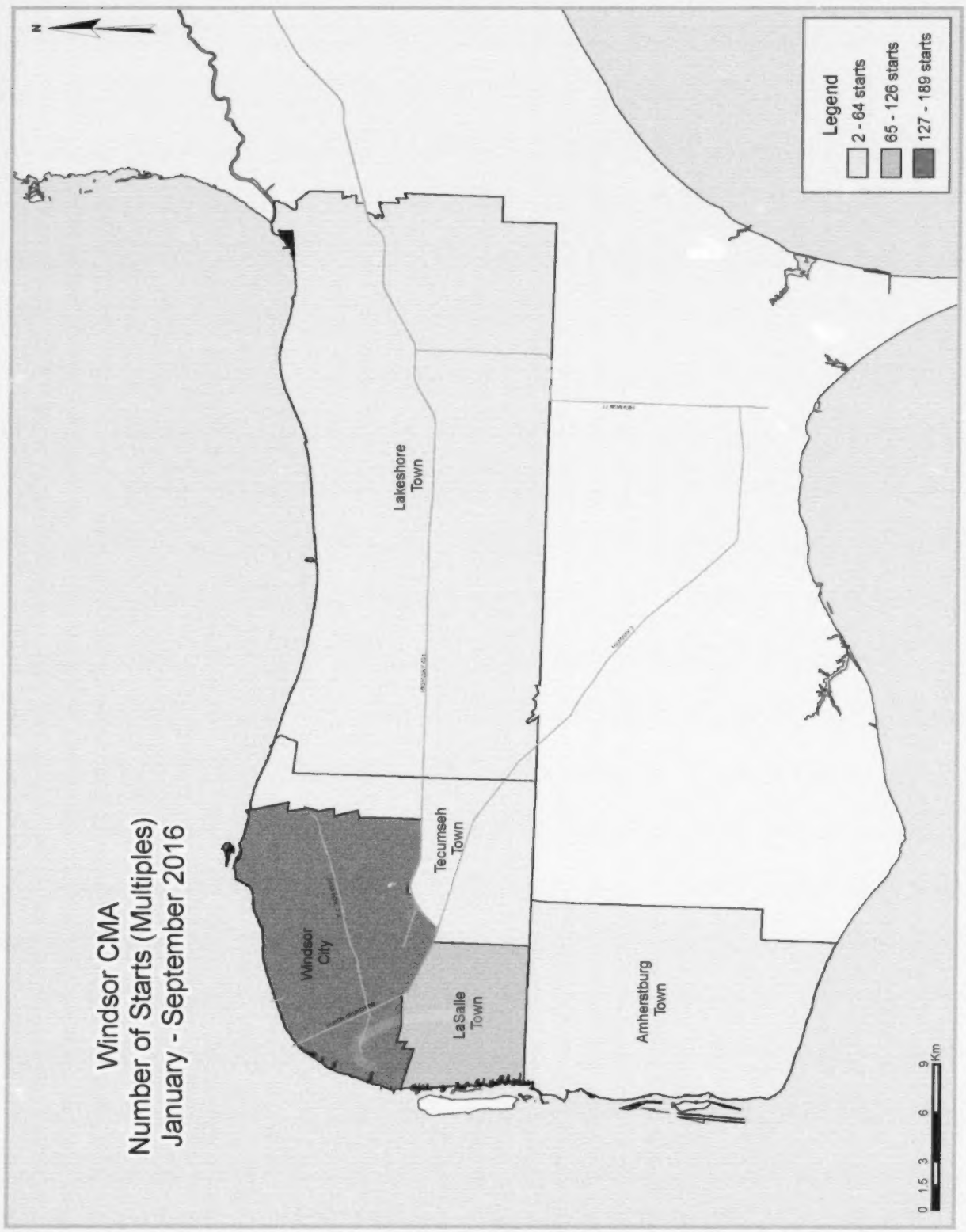
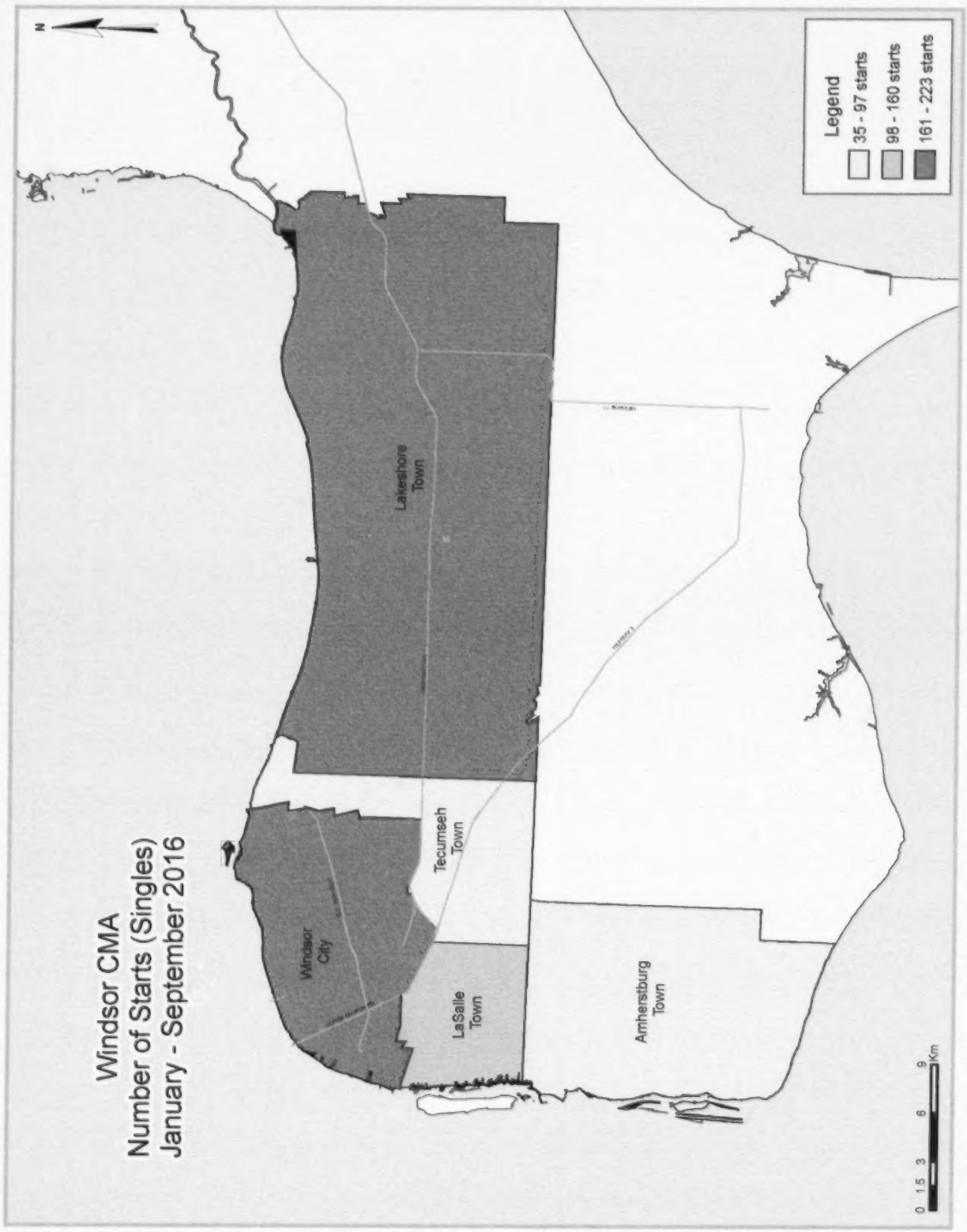
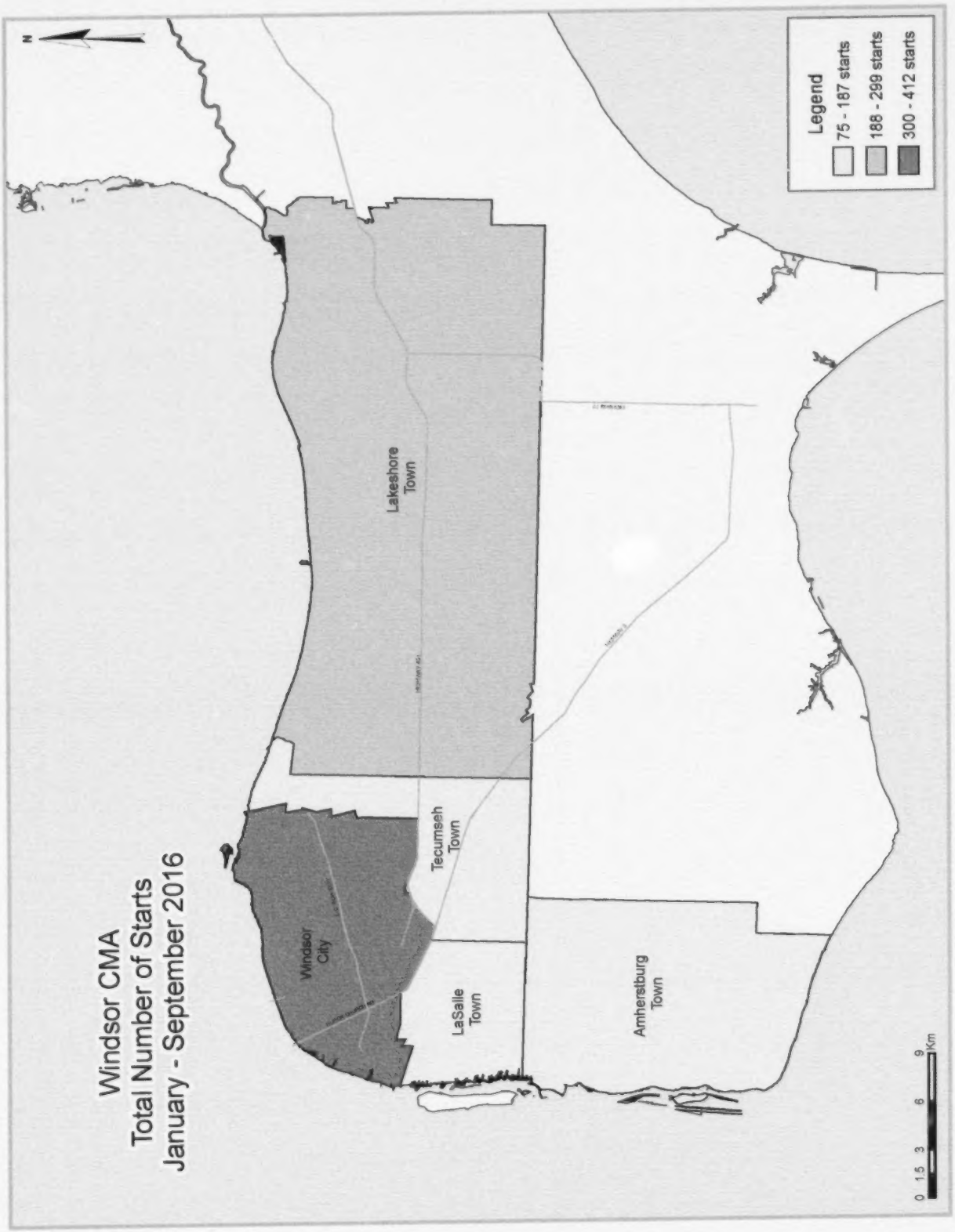

Windsor CMA
Number of Starts (Multiples)
Third Quarter 2016
N
Legend
2 - 23 starts
24 - 44 starts
45 - 65 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
Third Quarter 2016
N
Legend
10 - 32 starts
33 - 55 starts
56 - 78 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
Third Quarter 2016
N
Legend
20 - 60 starts
61 - 101 starts
102 - 142 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Multiples)
January - September 2016
N
Legend
2 - 64 starts
65 - 126 starts
127 - 189 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
January - September 2016
Legend
35 - 97 starts
98 - 160 starts
161 - 223 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
January - September 2016
N
Legend
75 - 187 starts
188 - 299 starts
300 - 412 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2016								
Windsor CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	566	709	765	634	832	894	840	816
Multiples	240	301	672	312	420	548	580	620
Total	806	1,010	1,437	946	1,252	1,442	1,420	1,436
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	832	745	219	229	4.6%	491	612	24.6%
Multiples	731	424	154	117	-24.0%	224	343	53.1%
Total	1,563	1,169	373	346	-7.2%	715	955	33.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Windsor CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	229	58	56	0	0	0	0	3	346
Q3 2015	219	50	36	0	3	59	0	6	373
% Change	4.6	16.0	55.6	n/a	-100.0	-100.0	n/a	-50.0	-7.2
Year-to-date 2016	612	142	141	0	7	50	0	3	955
Year-to-date 2015	491	74	76	0	3	65	0	6	715
% Change	24.6	91.9	85.5	n/a	133.3	-23.1	n/a	-50.0	33.6
UNDER CONSTRUCTION									
Q3 2016	420	110	162	0	7	109	0	15	823
Q3 2015	367	80	94	0	13	59	0	36	649
% Change	14.4	37.5	72.3	n/a	-46.2	84.7	n/a	-58.3	26.8
COMPLETIONS									
Q3 2016	200	46	41	0	0	0	0	0	287
Q3 2015	169	14	13	0	14	0	0	0	210
% Change	18.3	**	**	n/a	-100.0	n/a	n/a	n/a	36.7
Year-to-date 2016	581	102	85	0	9	0	2	0	779
Year-to-date 2015	400	36	64	0	33	0	0	0	533
% Change	45.3	183.3	32.8	n/a	-72.7	n/a	n/a	n/a	46.2
COMPLETED & NOT ABSORBED									
Q3 2016	148	50	19	0	0	0	n/a	n/a	217
Q3 2015	145	20	3	0	2	0	n/a	n/a	170
% Change	2.1	150.0	**	n/a	-100.0	n/a	n/a	n/a	27.6
ABSORBED									
Q3 2016	222	43	34	0	0	0	n/a	n/a	299
Q3 2015	112	17	13	0	14	0	n/a	n/a	156
% Change	98.2	152.9	161.5	n/a	-100.0	n/a	n/a	n/a	91.7
Year-to-date 2016	559	78	69	0	9	0	n/a	n/a	715
Year-to-date 2015	392	37	65	0	35	0	n/a	n/a	529
% Change	42.6	110.8	6.2	n/a	-74.3	n/a	n/a	n/a	35.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q3 2016	77	20	42	0	0	0	0	3	142
Q3 2015	75	24	30	0	0	0	0	6	135
LaSalle Town									
Q3 2016	50	20	3	0	0	0	0	0	73
Q3 2015	48	14	6	0	3	0	0	0	71
Lakeshore Town									
Q3 2016	78	2	0	0	0	0	0	0	80
Q3 2015	68	0	0	0	0	0	0	0	68
Amherstburg Town									
Q3 2016	10	10	0	0	0	0	0	0	20
Q3 2015	24	12	0	0	0	0	0	0	36
Tecumseh Town									
Q3 2016	14	6	11	0	0	0	0	0	31
Q3 2015	4	0	0	0	0	59	0	0	63
Windsor CMA									
Q3 2016	229	58	56	0	0	0	0	3	346
Q3 2015	219	50	36	0	3	59	0	6	373
UNDER CONSTRUCTION									
Windsor City									
Q3 2016	135	38	116	0	0	50	0	15	354
Q3 2015	115	32	70	0	10	0	0	12	239
LaSalle Town									
Q3 2016	89	46	6	0	0	0	0	0	141
Q3 2015	91	28	24	0	3	0	0	24	170
Lakeshore Town									
Q3 2016	136	2	0	0	0	0	0	0	138
Q3 2015	112	0	0	0	0	0	0	0	112
Amherstburg Town									
Q3 2016	34	16	4	0	7	0	0	0	61
Q3 2015	41	20	0	0	0	0	0	0	61
Tecumseh Town									
Q3 2016	26	8	36	0	0	59	0	0	129
Q3 2015	8	0	0	0	0	59	0	0	67
Windsor CMA									
Q3 2016	420	110	162	0	7	109	0	15	823
Q3 2015	367	80	94	0	13	59	0	36	649

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q3 2016	86	14	24	0	0	0	0	0	124
Q3 2015	72	6	4	0	14	0	0	0	96
LaSalle Town									
Q3 2016	27	24	9	0	0	0	0	0	60
Q3 2015	37	2	9	0	0	0	0	0	48
Lakeshore Town									
Q3 2016	56	0	0	0	0	0	0	0	56
Q3 2015	45	0	0	0	0	0	0	0	45
Amherstburg Town									
Q3 2016	16	8	8	0	0	0	0	0	32
Q3 2015	9	6	0	0	0	0	0	0	15
Tecumseh Town									
Q3 2016	15	0	0	0	0	0	0	0	15
Q3 2015	6	0	0	0	0	0	0	0	6
Windsor CMA									
Q3 2016	200	46	41	0	0	0	0	0	287
Q3 2015	169	14	13	0	14	0	0	0	210
COMPLETED & NOT ABSORBED									
Windsor City									
Q3 2016	40	31	15	0	0	0	n/a	n/a	86
Q3 2015	51	8	0	0	0	0	n/a	n/a	59
LaSalle Town									
Q3 2016	24	11	1	0	0	0	n/a	n/a	36
Q3 2015	44	6	0	0	2	0	n/a	n/a	52
Lakeshore Town									
Q3 2016	55	0	0	0	0	0	n/a	n/a	55
Q3 2015	37	0	0	0	0	0	n/a	n/a	37
Amherstburg Town									
Q3 2016	16	8	3	0	0	0	n/a	n/a	27
Q3 2015	10	6	3	0	0	0	n/a	n/a	19
Tecumseh Town									
Q3 2016	13	0	0	0	0	0	n/a	n/a	13
Q3 2015	3	0	0	0	0	0	n/a	n/a	3
Windsor CMA									
Q3 2016	148	50	19	0	0	0	n/a	n/a	217
Q3 2015	145	20	3	0	2	0	n/a	n/a	170

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q3 2016	84	12	17	0	0	0	n/a	n/a	113
Q3 2015	37	13	4	0	14	0	n/a	n/a	68
LaSalle Town									
Q3 2016	38	20	9	0	0	0	n/a	n/a	67
Q3 2015	21	0	9	0	0	0	n/a	n/a	30
Lakeshore Town									
Q3 2016	59	0	0	0	0	0	n/a	n/a	59
Q3 2015	43	0	0	0	0	0	n/a	n/a	43
Amherstburg Town									
Q3 2016	27	11	8	0	0	0	n/a	n/a	46
Q3 2015	6	4	0	0	0	0	n/a	n/a	10
Tecumseh Town									
Q3 2016	14	0	0	0	0	0	n/a	n/a	14
Q3 2015	5	0	0	0	0	0	n/a	n/a	5
Windsor CMA									
Q3 2016	222	43	34	0	0	0	n/a	n/a	299
Q3 2015	112	17	13	0	14	0	n/a	n/a	156

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Windsor CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Windsor City	77	75	20	24	42	30	3	6	142	135	5.2
LaSalle Town	50	48	20	14	3	9	0	0	73	71	2.8
Lakeshore Town	78	68	2	0	0	0	0	0	80	68	17.6
Amherstburg Town	10	24	10	12	0	0	0	0	20	36	-44.4
Tecumseh Town	14	4	6	0	11	0	0	59	31	63	-50.8
Windsor CMA	229	219	58	50	56	39	3	65	346	373	-7.2

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	223	176	48	28	84	58	57	12	412	274	50.4
LaSalle Town	113	110	64	28	9	21	0	0	186	159	17.0
Lakeshore Town	190	143	2	0	0	0	0	0	192	143	34.3
Amherstburg Town	51	49	20	18	19	0	0	0	90	67	34.3
Tecumseh Town	35	13	8	0	32	0	0	59	75	72	4.2
Windsor CMA	612	491	142	74	144	79	57	71	955	715	33.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Windsor City	42	30	0	0	0	0	3	6
LaSalle Town	3	9	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	0	0	0	0	0	0	0
Tecumseh Town	11	0	0	0	0	59	0	0
Windsor CMA	56	39	0	0	0	59	3	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	84	58	0	0	54	6	3	6
LaSalle Town	9	21	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	19	0	0	0	0	0	0	0
Tecumseh Town	32	0	0	0	0	59	0	0
Windsor CMA	144	79	0	0	54	65	3	6

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Windsor City	139	129	0	0	3	6	142	135
LaSalle Town	73	68	0	3	0	0	73	71
Lakeshore Town	80	68	0	0	0	0	80	68
Amherstburg Town	20	36	0	0	0	0	20	36
Tecumseh Town	31	4	0	59	0	0	31	63
Windsor CMA	343	305	0	62	3	6	346	373

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	359	262	50	6	3	6	412	274
LaSalle Town	186	156	0	3	0	0	186	159
Lakeshore Town	192	143	0	0	0	0	192	143
Amherstburg Town	83	67	7	0	0	0	90	67
Tecumseh Town	75	13	0	59	0	0	75	72
Windsor CMA	895	641	57	68	3	6	955	715

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Windsor City	86	72	14	6	24	18	0	0	124	96	29.2
LaSalle Town	27	37	24	2	9	9	0	0	60	48	25.0
Lakeshore Town	56	45	0	0	0	0	0	0	56	45	24.4
Amherstburg Town	16	9	8	6	8	0	0	0	32	15	113.3
Tecumseh Town	15	6	0	0	0	0	0	0	15	6	150.0
Windsor CMA	200	169	46	14	41	27	0	0	287	210	36.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	216	140	42	18	59	67	0	0	317	225	40.9
LaSalle Town	92	94	40	6	27	23	0	0	159	123	29.3
Lakeshore Town	183	120	0	0	0	0	0	0	183	120	52.5
Amherstburg Town	48	33	22	12	8	7	0	0	78	52	50.0
Tecumseh Town	42	13	0	0	0	0	0	0	42	13	**
Windsor CMA	581	400	104	36	94	97	0	0	779	533	46.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Windsor City	24	18	0	0	0	0	0	0
LaSalle Town	9	9	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	8	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	41	27	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	59	67	0	0	0	0	0	0
LaSalle Town	27	23	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	8	7	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	94	97	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Windsor City	124	82	0	14	0	0	124	96
LaSalle Town	60	48	0	0	0	0	60	48
Lakeshore Town	56	45	0	0	0	0	56	45
Amherstburg Town	32	15	0	0	0	0	32	15
Tecumseh Town	15	6	0	0	0	0	15	6
Windsor CMA	287	196	0	14	0	0	287	210

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	309	195	6	30	2	0	317	225
LaSalle Town	156	120	3	3	0	0	159	123
Lakeshore Town	183	120	0	0	0	0	183	120
Amherstburg Town	78	52	0	0	0	0	78	52
Tecumseh Town	42	13	0	0	0	0	42	13
Windsor CMA	768	500	9	33	2	0	779	533

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q3 2016	11	13.3	20	24.1	34	41.0	16	19.3	2	2.4	83	320,000	340,063
Q3 2015	3	8.8	8	23.5	12	35.3	7	20.6	4	11.8	34	347,500	406,811
Year-to-date 2016	33	16.0	47	22.8	83	40.3	30	14.6	13	6.3	206	325,000	348,184
Year-to-date 2015	14	10.7	36	27.5	44	33.6	20	15.3	17	13.0	131	357,500	386,335
LaSalle Town													
Q3 2016	0	0.0	1	2.6	5	13.2	12	31.6	20	52.6	38	500,000	552,202
Q3 2015	0	0.0	3	15.8	2	10.5	7	36.8	7	36.8	19	-	525,191
Year-to-date 2016	1	0.9	6	5.6	27	25.0	39	36.1	35	32.4	108	455,000	478,013
Year-to-date 2015	1	1.3	13	16.3	21	26.3	24	30.0	21	26.3	80	395,000	459,049
Lakeshore Town													
Q3 2016	0	0.0	3	5.3	21	36.8	24	42.1	9	15.8	57	400,000	462,658
Q3 2015	1	3.3	4	13.3	9	30.0	11	36.7	5	16.7	30	405,000	418,960
Year-to-date 2016	18	11.7	21	13.6	53	34.4	47	30.5	15	9.7	154	390,000	401,284
Year-to-date 2015	7	8.2	14	16.5	26	30.6	23	27.1	15	17.6	85	405,000	422,133
Amherstburg Town													
Q3 2016	3	11.1	10	37.0	12	44.4	1	3.7	1	3.7	27	-	335,453
Q3 2015	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	4	9.5	13	31.0	18	42.9	5	11.9	2	4.8	42	-	330,935
Year-to-date 2015	6	17.1	10	28.6	9	25.7	5	14.3	5	14.3	35	-	296,129
Tecumseh Town													
Q3 2016	0	0.0	0	0.0	1	7.1	4	28.6	9	64.3	14	-	530,578
Q3 2015	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	-	-
Year-to-date 2016	0	0.0	1	3.0	3	9.1	9	27.3	20	60.6	33	-	507,889
Year-to-date 2015	0	0.0	2	16.7	5	41.7	2	16.7	3	25.0	12	-	-
Windsor CMA													
Q3 2016	14	6.4	34	15.5	73	33.3	57	26.0	41	18.7	219	390,000	420,908
Q3 2015	4	4.3	17	18.5	25	27.2	28	30.4	18	19.6	92	400,000	433,072
Year-to-date 2016	56	10.3	88	16.2	184	33.9	130	23.9	85	15.7	543	380,000	398,591
Year-to-date 2015	28	8.2	75	21.9	105	30.6	74	21.6	61	17.8	343	375,000	412,006

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2016

Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Windsor City	340,063	406,811	-16.4	348,184	386,335	-9.9
LaSalle Town	552,202	525,191	5.1	478,013	459,049	4.1
Lakeshore Town	462,658	418,960	10.4	401,284	422,133	-4.9
Amherstburg Town	335,453	-	n/a	330,935	296,129	11.8
Tecumseh Town	530,578	-	n/a	507,889	-	n/a
Windsor CMA	420,908	433,072	-2.8	398,591	412,006	-3.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Windsor

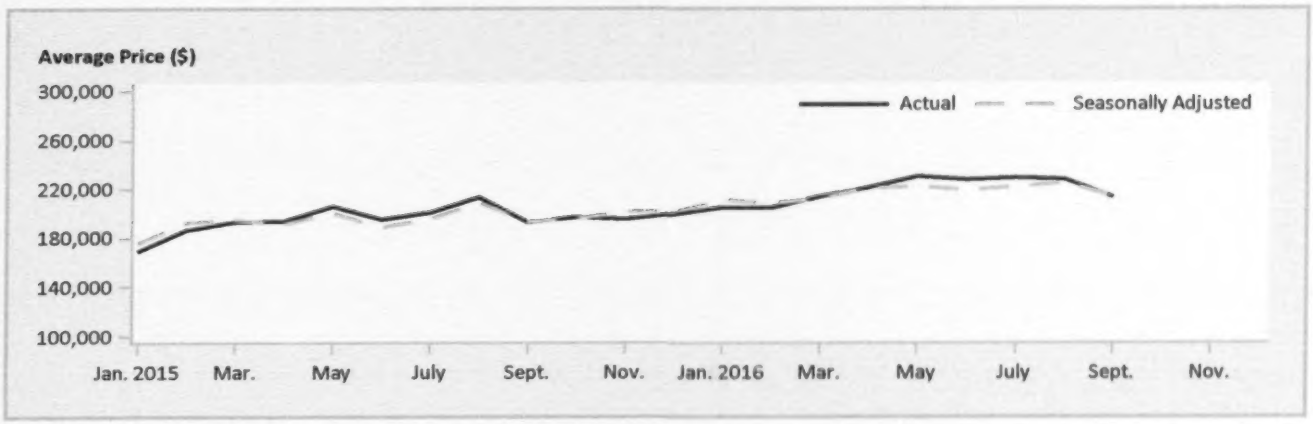


Figure 5.2: MLS® Residential Sales for Windsor

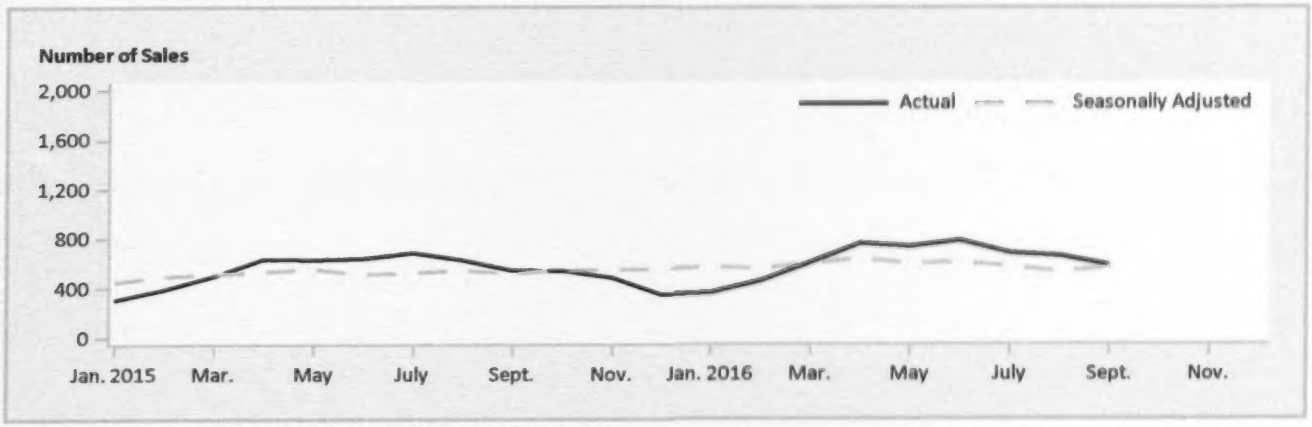
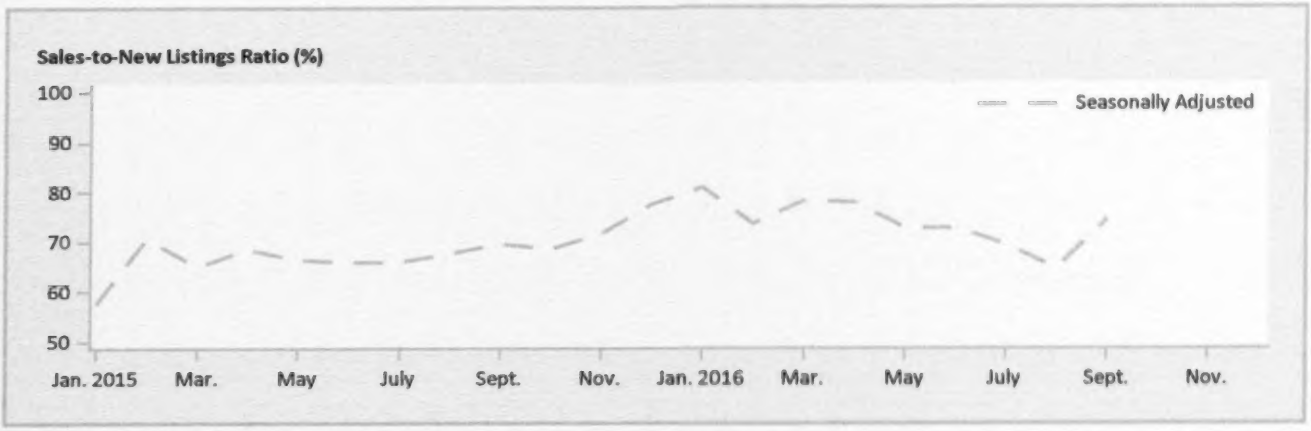


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Windsor



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, Windsor CMA 2007=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	101.1	125.3	159.4	9.4	63.1	853
	February	567	2.89	4.74	101.1	126.2	160.8	9.6	63.8	850
	March	567	2.89	4.74	101.1	127.1	159.8	11.1	64.4	859
	April	561	2.89	4.64	101.1	126.9	159.8	11.4	64.7	879
	May	561	2.89	4.64	101.4	127.7	160.8	11.1	64.7	883
	June	561	2.89	4.64	101.4	128.2	164.3	8.9	64.6	884
	July	561	2.89	4.64	101.4	128.4	163.6	8.8	64.2	881
	August	561	2.89	4.64	101.5	128.0	160.3	9.1	63.0	877
	September	561	2.89	4.64	101.4	127.8	155.8	9.7	61.6	877
	October	561	2.89	4.64	101.4	127.9	153.8	9.8	60.9	870
	November	561	3.14	4.64	101.2	127.9	153.4	9.9	60.8	877
	December	561	3.14	4.64	101.2	127.5	153.1	9.7	60.4	869
2016	January	561	3.14	4.64	101.2	127.8	154.6	9.3	60.7	863
	February	561	3.14	4.64	101.2	128.2	156.6	7.7	60.5	865
	March	561	3.14	4.64	101.5	129.0	159.0	7.0	60.9	871
	April	561	3.14	4.64	101.3	129.6	161.6	6.4	61.4	884
	May	561	3.14	4.64	102.1	130.1	163.4	6.4	62.0	892
	June	561	3.14	4.64	103.0	130.4	166.4	6.4	63.1	901
	July	567	3.14	4.74	102.8	130.3	167.7	6.2	63.4	903
	August	567	3.14	4.74	102.8	129.9	169.3	6.1	63.9	894
	September	561	3.14	4.64		130.1	168.5	5.7	63.2	895
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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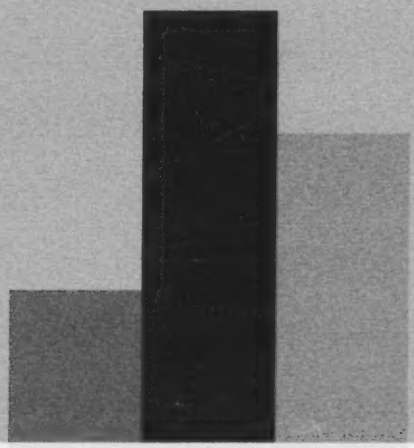

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